

Memo

Environment

To:	Phil Lane , Acting Development Assessment Manager
From:	Claire Ryan, Planner
Date:	15 June 2022
Application Number:	Mod2022/0290
Address:	Lot 49 DP 11449 , 55 Kangaroo Road COLLAROY PLATEAU NSW 2097
Proposed Modification:	Modification of Development Consent DA2021/2270 granted for Demolition works and construction of a dwelling house including a secondary dwelling

Background

The abovementioned development consent was granted by Council on 3 March 2022 for demolition works and construction of a dwelling house including a secondary dwelling.

Details of Modification Application

Under Section 4.55(1) of the EPA Act 1979, a consent containing an error or mis-description may be amended. The Northern Beaches Community Participation Plan does not require the notification of Section 4.55(1) modification applications as they are considered to be of minimal environmental impact.

The application seeks to modify Condition No. 8 Amended Landscape Plan to substitute the required replacement tree planting within the property with an alternative selected native species. An amended Landscape Plan has been submitted with the modification application. Council's Landscape Officer is satisfied with the amended Landscape Plan and have established that Condition 8 can be deleted, subject to modification of Condition 22 Landscape Completion and addition of a condition shall be included under the modification for landscape works on slab. Condition changes are as follows:

Delete Condition 8. Amended Landscape Plan DELETED

Modify Condition 22. Landscape Completion

Landscape works are to be implemented in accordance with the approved Landscape Plan CC-0230, inclusive of the following condition:

i) both nominated street tree planting species shall be Scribbly Gum (Eucalyptus haemastoma) and located as shown on the Landscape Plan.

Prior to the issue of the relevant Occupation Certificate details shall be submitted to the Principal Certifying Authority certifying that the landscape works have been Completed in accordance with the approved Landscape Plan and any conditions of Consent.

Reason: Environmental amenity.

Add Condition 14A. On Slab Landscape Works

Details shall be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate indicating the proposed method of waterproofing and drainage to all planters on slab.

Design certification shall be submitted to the Certifying Authority by a qualified Structural Engineer, that the slab upon which planters are to be placed shall support the 'wet' weight of landscaping (soil, materials and established planting).

Reason: To ensure adequate structural support and to ensure waterproofing and drainage is installed.

Consideration of Error or Mis-description

No concerns are raised in relation to the amendments to the conditions of consent, given the support of Council's Landscape Officer. Condition 14A. On Slab Landscape Works has been altered slightly from the wording recommended by the Landscape Officer, so as to refer to "the relevant Construction Certificate", given the staged nature of the development.

Conclusion

It is considered that the modification is minor in nature and consistent with the provisions of section 4.55(1) of the EPA Act 1979 and is therefore recommended for approval.

Recommendation

THAT Council as the consent authority approve Modification Application No. Mod2022/0290 for Modification of Development Consent DA2021/2270 granted for Demolition works and construction of a dwelling house including a secondary dwelling on land at Lot 49 DP 11449,55 Kangaroo Road, COLLAROY PLATEAU, as follows:

A. Modify Condition No.1 Approved Plans and Supporting Documentation to read as follows:

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA-0201 Site Analysis Plan Revision C	10 February 2022	Noble Architecture
DA-0203 Proposed Ground Floor Plan Revision B	10 February 2022	Noble Architecture
DA-0204 proposed First Floor Plan Revision A	8 February 2022	Noble Architecture
DA-0205 Proposed Roof Plan Revision A	8 February 2022	Noble Architecture
DA-0206 Proposed South Elevation Revision A	10 February 2022	Noble Architecture
DA-0207 Proposed North Elevation Revision A	10 February 2022	Noble Architecture
DA-0208 Proposed East Elevation Revision A	10 February 2022	Noble Architecture
DA-0209 Proposed West Elevation Revision B	10 February 2022	Noble Architecture
DA-0210 Proposed Courtyard Elevations Revision A	8 February 2022	Noble Architecture

DA-0211 Proposed Section A-A Revision A	10 February 2022	Noble Architecture
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Engineering Plans		
Drawing No.	Dated	Prepared By
SW3 Stormwater Management Plan	3 October 2021	Waterdesign Civil Engineers
SW4 Sections and Details	3 October 2021	Waterdesign Civil Engineers

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. 1259174M	18 November 2021	Certified Energy
NatHERS Certificate No. 6796775	17 November 2021	Certified Energy
Geotechnical Assessment	13 April 2021	Ascent Geotechnical Consulting

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) The development is to be undertaken generally in accordance with the following:

Landscape Plans		
Drawing No.	Dated	Prepared By
CC-0230 Proposed Landscape + Private Open Space Plan Revision D	17 May 2022	Noble Architecture

Waste Management Plan		
Drawing No.	Dated	Prepared By
Waste Management Plan	15 November 2021	Applicant

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

B. Delete Condition 8. Amended Landscape Plan as follows:

DELETED

C. Add Condition 14A. On Slab Landscape Works as follows:

Details shall be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate indicating the proposed method of waterproofing and drainage to all planters on slab.

Design certification shall be submitted to the Certifying Authority by a qualified Structural Engineer, that the slab upon which planters are to be placed shall support the 'wet' weight of landscaping (soil, materials and established planting).

Reason: To ensure adequate structural support and to ensure waterproofing and drainage is installed.

D. Modify Condition 22. Landscape Completion to read as follows:

Details shall be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate indicating the proposed method of waterproofing and drainage to all planters on slab.

Design certification shall be submitted to the Certifying Authority by a qualified Structural Engineer, that the slab upon which planters are to be placed shall support the 'wet' weight of landscaping (soil, materials and established planting).

Reason: To ensure adequate structural support and to ensure waterproofing and drainage is installed.

In signing this report, I declare that I do not have a Conflict of Interest.

Signed



Claire Ryan, Principal Planner

The application is determined on 15/06/2022, under the delegated authority of:



Phil Lane, Acting Development Assessment Manager